



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## VACATION PETITION

**V-06003**

Application	General Data
<b>Project Name &amp; Record Plat Affected:</b> Diehl Subdivision, Plat 72-67  <b>Location:</b> Southwest quadrant of Ritchie Marlboro Road and Capital Beltway.  <b>Petitioner:</b> Ritchie Hill, LLC  <b>Applicant/Address:</b> Shipley & Horne, P.A. 1101 Mercantile Lane, Suite 240 Largo, MD 20774	Date Accepted: 09/13/06
	Planning Board Action Limit: N/A
	Plan Acreage: 0.394
	Zone: I-1
	Tax Map Grid: 074-C4
	Dwelling Units: N/A
	Square Footage: 17,179
	Planning Area: 75A
	Council District: 06
	Municipality: N/A
200-Scale Base Map: 202SE08	

Purpose of Application	Notice Dates
To vacate Part of Claggett Avenue and all of Lot 1.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 1
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: <b>Becky Nordan</b>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-06003 **DIEHL SUBDIVISION**

Vacation of road widening dedicated as part of Clagett Avenue (804 square feet) and Lot 1 (16,375 square feet) being a total of 17,179 square feet or 0.394 acres, as shown on a subdivision plat entitled DIEHL SUBDIVISION, recorded in Plat Book WWW72, plat number 67 in October 1969, among the Land Records of Prince George's County, Maryland, Election District No. 15.

OVERVIEW

The Petitioner, Ritchie Hill, LLC is the owner of the property abutting Clagett Avenue. Petitioner requests the vacation of the street area dedicated for road widening on Clagett Avenue and Lot 1, being all of Plat Book WWW72, Plat 67. The adjacent properties surrounding this lot are also owned by the petitioner and are either vacant or intended to be vacant upon razing of existing structures. The property is zoned I-1, subject street area has never been improved or otherwise used by the public. It is the petitioner's intention to record a new subdivision plat pursuant to preliminary plan 4-05133. The subject property is also the subject of Detailed Site Plan DSP-04081/01 for the development of Ritchie Station Marketplace.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. The public utilities and Prince George's County have been notified of this petition as required by Section 24-112(e) of the Subdivision Regulations.
2. The Department of Public Works and Transportation consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission (WSSC) consented to this petition.
4. No referral agency or department recommended disapproval of the petition.
5. No objections were received from adjacent property owners.
6. Petitioners are the owners of all land abutting street area to be vacated.
7. The property is subject to preliminary plan 4-05133 and detailed site plan DSP-04080/01, Ritchie Station Marketplace.

RECOMMENDATION

APPROVAL with condition:

1. Subsequent to the approval of this petition, the applicant shall record a new final plat of subdivision in accordance with preliminary plan 4-05133, which will include 17,179 square feet of vacated area as shown on the plat of computation.